

**RATIFICATION OF OIL, GAS, AND MINERAL LEASE**

(By Mineral Owner, Paid-Up Lease)

**State:** TEXAS  
**County:** TARRANT  
**Lessor:** Kerry Sebree, 9801 Harbour View Lane, Fort Worth, Tx 76179  
**Lessee:** Encore Operating L.P.,  
**Effective Date:** June 14, 2007

Lessor, named above, owns an undivided mineral interest in the following lands (the "Lands") in the county and state named above:

1.05 acres of land, more or less, being Lot 1R, Block 7, Harbour View Estates Addition, an addition to the City of Fort Worth according to the map or plat thereof recorded in Cabinet A, Slide 6508 and Cabinet A, Slide 4489 of the Map Records of Tarrant County, Texas, being the same land described in that deed dated August 4, 2004, from Johnny Taylor and wife, Delisa Taylor to Kerry Sebree, recorded in Document Number 204248984 of the Official Records of Tarrant County, Texas.

The Lands are subject to a paid-up Oil and Gas Lease (the "Lease"), dated June 14, 2007, from Lessor and Lessee named above. The Lease is recorded as Document Number D207252856, Deed Records, Tarrant County, Texas.

For adequate consideration, the receipt and sufficiency of which is acknowledged, the undersigned ratifies the Lease and all its terms, and hereby grants, leases, and lets all of Lessor's undivided mineral interest in the Lands to Lessee on the same terms and conditions as provided for in the Lease, and adopts and confirms the Lease as if Lessor was an original party to and named as a Lessor in the Lease.

This Ratification is executed on the date of the acknowledgment of Lessor's signature below, but shall be deemed effective for all purposes as of the Effective Date stated above.

**Lessor:**

BY:

Jennifer Sebree

**ACKNOWLEDGEMENT**

STATE OF TEXAS

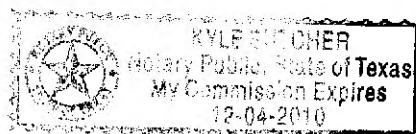
COUNTY OF TARRANT

**ORIGINAL**

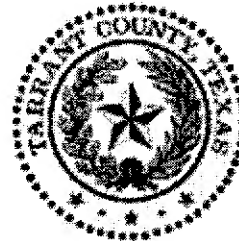
This instrument was acknowledged before me on the 20 day of April, 2009, by Jennifer Sebree

BY:

(Notary Public)



(Seal)



COLT EXPLORATION CO INC  
512 MAIN STREET 309

FTW TX 76102

Submitter: COLT EXPLORATION CO, INC

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SUZANNE HENDERSON  
TARRANT COUNTY CLERK  
TARRANT COUNTY COURTHOUSE  
100 WEST WEATHERFORD  
FORT WORTH, TX 76196-0401

**DO NOT DESTROY**  
**WARNING - THIS IS PART OF THE OFFICIAL RECORD.**

Filed For Registration: 04/27/2009 12:23 PM  
Instrument #: D209110337  
LSE 2 PGS \$16.00

By: \_\_\_\_\_



**D209110337**

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE  
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR  
RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

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